

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address D. EDWARD HAYS, #162507 ehays@marshackhays.com KRISTINE A. THAGARD, #094401 kthagard@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee	FOR COURT USE ONLY
--	--------------------

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: FRIENDLY VILLAGE MHP, ASSOCIATES, L.P., Debtor(s).	CASE NO.: 8:18-bk-13638-ES CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/09/2020	Time: 10:30 am
Location: Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701; Courtroom 5A	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 06/25/2020

Description of property to be sold:

Fee simple title to those certain parcels of land located in the City of Long Beach, County of Los Angeles, State of California (the "Land"): (a) consisting of approximately 18.73 acres; (b) commonly known by the street address of 5450 North Paramount Blvd., Long Beach, CA 90805, on which is situated a mobile home park with approximately 182 spaces; and (c) identified by Assessor's Parcel Number 7157-006-008.

Terms and conditions of sale:

This is a second amendment to the already approved sale agreement. The amended sales price is \$14,200,000 with a repair commitment credit of \$2,000,000. Seller to carryback \$6,000,000, all due and payable 12/20/21. Buyer to increase deposit from \$300,000 to \$500,000. Additionally Seller to Assign Admiral Insurance Policy to Buyer for \$200,000 cash at the close of the sale escrow, and 60% of amounts paid by policy.

Proposed sale price: \$ 14,200,000.00

Overbid procedure (*if any*):

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: July 9, 2020
Time: 10:30 a.m.
United States Bankruptcy Court
411 W. Fourth Street
Santa Ana, CA 92701
Courtroom 5A

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

KRISTINE A. THAGARD, Esq.
kthagard@marshackhays.com
Marshack Hays LLP, 870 Roosevelt, Irvine, CA 92620, 949-333-7777

Date: 06/19/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/22/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/22/2020
Date

Pamela Kraus
Printed Name

/s/ Pamela Kraus
Signature

1. **BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR DEBTOR FRIENDLY VILLAGE MHP ASSOCIATES LP:** Howard Camhi hcamhi@ecjlaw.com, tcastelli@ecjlaw.com; amatsuoka@ecjlaw.com
- **ATTORNEY FOR CREDITOR FRANKLIN ROBINSON AND CREDITOR THOMAS CHILDRESS:** Gary Fields meagan@fieldslawcorp.com, anna@fielslawcorp.com
- **INTERESTED PARTY COURTESY NEF:** Ben G Gage bgage@cookseylaw.com, sith@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR CLAMPETT INDUSTRIES LLC, DBA EMG:** Jeffrey S Kaufman JSKaufman@wolfewyman.com, hlforeman@wolfewyman.com, kabeall@wolfewyman.com
- **ATTORNEY FOR PLAINTIFF FRIENDLY VILLAGE GP, LLC, PLAINTIFF FRIENDLY VILLAGE MHP ASSOCIATES, L.P., PLAINTIFF FRIENDLY VILLAGE MOBILE ASSOCIATES, LP, PLAINTIFF KORT & SCOTT FINANCIAL GROUP, LLC, PLAINTIFF SIERRA CORPORATE MANAGEMENT, INC.:** Paul J Laurin plaurin@btlaw.com, slmoore@btlaw.com; jboustani@btlaw.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **TRUSTEE RICHARD A MARSHACK (TR):** Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** Kristine A Thagard kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **INTERESTED PARTY COURTESY NEF:** Jeffrey G Thomas jgthomas128@gmail.com, usoldit@hotmail.com
- **UNITED STATES TRUSTEE (SA):** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** David Wood dwood@marshackhays.com, dwood@ecf.courtdrive.com; lbuchananmh@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com